

Preservation Plan and Design Guidelines for Brumby Hall



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1.0 Introduction

In 2005, the Marietta City Council took steps to protect its historic resources by passing a Historic Preservation ordinance. This ordinance created the Marietta Historic Preservation Commission (HPC) who is responsible for, among other things, the restoration and preservation of any historic property acquired by the city.¹ For this reason, in 2009 the HPC requested that a Preservation Plan and Design Guidelines be created for three city owned properties—Brumby Hall, the Clarke Library, and the Marietta Waterworks—so that they can be preserved for future generations.

The Preservation Plan and Design Guidelines for Brumby Hall is meant to be a guide for the city on how to preserve and maintain the building. This document:

- Presents arguments for the value of preservation and lists grants available to the city.
- Outlines the historical significance of the building.
- Details the current architectural description and provides current and historic photographs in order to provide a reference point for future work.
- Provides the steps for planning a preservation project so that preservation principals guide future plans.
- Gives the current conditions of the building's materials and features as well as how those elements should be treated.
- Outlines a maintenance plan that provides both a list of prioritized and cyclical maintenance.
- Provides a list of sources and recommended readings to help guide preservation work beyond the capacity of this plan.

¹ Article 7-8-9: Historic Preservation Ordinance, Section 7-8-9-030: Historic Preservation Commission, Section D: Jurisdiction and Authority, #5

2.0 Value of Preservation

2.1 Social Benefits

The principles of historic preservation rely on a city's historic resources to express the history and culture of generations past in order to create and maintain a sense of place for the present community and future generations. This sense of place not only promotes community pride but also draws new residents and cultural tourists.

Historic preservation strengthens the framework of communities and pushes for the conservation of historic neighborhoods, commercial areas, and landscapes. Historic resources not only link us to our past but they also make up the scenery of a community's everyday lives. As our world continues down a path of connectivity and cultural homogeneity, it will be our historic resources that will promote a sense of identity that will connect communities and allow differences to be embraced.

2.2 Environmental Benefits

The principles of historic preservation go hand and hand with green principles like sustainability and "reduce, reuse, and recycle." The preservation of historic resources promotes the reuse of existing structures, which slows the negative effects of urban sprawl, eliminates disposal of demolished buildings, and decreases material intensive construction.

Facts on Historic Preservation and the Environment²

- Rehabilitation construction uses 23% less energy than new construction. Rehabilitation construction is labor intensive rather than materials intensive, as is found in new construction, resulting in the use of fewer natural resources.
- Reuse of historic resources prevents existing materials from being removed to a landfill thereby conserving its embodied energy. In addition, historic buildings are often decorated with finishes and materials that are now very expensive, rare, or completely extinct.
- It takes approximately sixty-five years for a new energy efficient building to save the amount of energy lost in demolishing an existing building.
- Reuse of historic resources eliminates the need to spend energy manufacturing and transporting new materials.
- Historic resources are already designed with energy conserving features because they were constructed before the time of modern heating, ventilation, and air conditioning (HVAC) systems. Some of these features include operable windows and shutters, porches and awnings, high ceilings, and attic vents.

² Facts are from a variety of sources including Chapter 10 "Preservation Economics" in Historic Preservation by Norman Tyler, "Sustainability by the Numbers" published by the National Trust for Historic Preservation, and the article "What Replacement Windows Can't Replace" by Walter Sedovic and Jull H. Gotthelf (www.state.il.us/hpa/PS/images/replacement_windows.pdf)

2.3 Economic Benefits

Historic Preservation can also offer several economic benefits. These benefits are reflected not only in the local economy but also in the wallets of those funding the preservation work. Simply put—historic preservation is good for business.

Facts on Historic Preservation and the Economy³

- Historic Preservation attracts new residents, and thus additional tax revenue, because it creates a city with a distinctive character and sense of place.
- Rehabilitation projects are nearly twice as labor intensive as new construction. This means that more dollars are going to people rather than materials, which creates jobs and produces a strong, dynamic local economy.
- Rehabilitation projects create two to five times as many jobs as new construction for a given expenditure of money.
- Reinvestment and upkeep of historic resources will stabilize, if not increase, property values and tax revenues. This type of investment revitalizes communities and provides the catalyst for others to make the same investments in their own properties.
- Repair of materials and features will, many times, cost less over time than replacement. New, modern materials are often only guaranteed for a limited amount of time while many original materials have already existed several decades with minimal routine maintenance.
- Preservation of a city's historic resources creates a market for heritage tourism because it gives the area personality and sets it apart from other tourist destinations. This type of tourist typically stays longer and spends more during their visit than other types of tourist.
- Rehabilitation costs per square foot are often significantly less than the costs of new construction, generally running 25 to 35% less. Even when costs are equivalent, the perks of rehabilitation include saved time in construction, less developmental review, limited or no neighborhood opposition, limited zoning delays, and increased tax incentives and other grant funding.

Grants for historic preservation are offered through state and federal agencies as well as local and national foundations. Information on specific grants can be found through Georgia's Historic Preservation Division (HPD). (See Funding Sources for Historic Preservation Projects in the Grant Information section of the appendices.) The National Trust for Historic Preservation also offers information on their grant programs. Other resources for available grants include The Foundation Center, The Southeastern Council of Foundations, and Grants.gov. Some grants available to city governments include:

- The Georgia Grant Program – This program is state funded with distribution done through the Historic Preservation Division. It offers matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia and National Register eligible historic properties. Grants are provided for developmental and predevelopment projects.

³ Facts are from a variety of sources including Chapter 10 "Preservation Economics" in *Historic Preservation* by Norman Tyler and the article "What Replacement Windows Can't Replace" by Walter Sedovic and Jull H. Gotthelf (www.state.il.us/hpa/PS/images/replacement_windows.pdf)

Developmental projects include archaeological, stabilization, preservation, rehabilitation, and restoration activities. Predevelopment projects include plans and specifications, feasibility studies, historic structure reports, or other buildings-specific or site-specific preservation plans. (See Facts Sheet in Grant Information section of the appendices.)

- The Livingston Foundation, Inc. – This local foundation gives grants primarily within the metropolitan Atlanta area in a wide range of areas including historic preservation. An application form is not required. For more information call 404-873-8500.
- The Johanna Favrot Fund for Historic Preservation – This grant is distributed through the National Trust for Historic Preservation. Grants range from \$2,500 to \$10,000 and must be matched dollar-for-dollar. Funds can be used for obtaining the services of consultants in the areas of architecture, planning, archeology, fund raising, and other areas. (See Johanna Favrot Fund For Historic Preservation: Guidelines and Eligibility in Grant Information section of the appendices.)

3.0 Property Information

3.1 History of Brumby Hall

Brumby Hall was constructed in 1851 as the home for the superintendent of the Georgia Military Institute (GMI), the school that once stood where the Marietta Conference Center and Resort stands today. Colonel Arnoldus Brumby, for which the house is named, was the first superintendent of GMI and served in this role from 1851 to 1859. Brumby was born in 1810 in South Carolina and was a graduate of West Point. During his time as superintendent, the school grew from seven cadets in 1851 to 129 in 1858. Brumby's leadership skills and the school's curriculum, which was modeled after West Point's, were the catalyst to this dramatic increase. In November of 1864, GMI was burned as the Union army left the area. It is said that Brumby Hall was spared because Brumby and Union General William Tecumseh Sherman had been friends at West Point. Brumby sold the house in 1866 and moved to Atlanta.

During its time, GMI was the most important educational institution in Cobb County. It was started by a group of prominent Marietta citizens who were concerned about the limited higher education options for their sons. This concern and the ending of the Mexican-American War pushed the need for a military college in Georgia. Cadets came from the best families in the state and would go on to become some of the South's leading citizens. The curriculum was modeled after West Point's and focused more on engineering and scientific professions rather than agriculture, which was unusual for a school in the south at this time. At its peak, the 110-acre campus included a two-story building containing eight recitation rooms, fourteen one-story barracks buildings, a dining hall with kitchen and steward's room attached, a gun house, and parade grounds.

Though it was originally funded privately, in the 1850s the state agreed to purchase the school from its investors for a small price due to fears that funding problems would force the school to close. In 1860, Governor Joseph E. Brown became more interested in military training at GMI and set up scholarships for a boy in every county to attend. He believed this would diffuse the knowledge of military science throughout the state.

In May 1864, GMI's older cadets were called on to use their military training at the battle in Milledgeville. The cadets that remained at the school served the Confederate Army through various duties including serving as honor guard for the dead brought to Powder Springs cemetery. When the war came to Marietta, the school was used as a hospital by the Confederates with Brumby Hall serving as a living quarters for the doctors. After confederate withdrawal, Union Major General George H. Thomas used GMI and Brumby Hall as a headquarters and hospital. On November 14th and 15th, 1864 the Union Army burned much of the city of Marietta and the GMI campus.

After the Civil War, attempts were made to revive the school but there was no money to do so and unlike older military colleges in the south, GMI did not have a large group of alumnus to help with the rebuilding. In 1866, Brumby sold his house to Ellan M. Bradley and moved to Atlanta. During her ownership the house was known as "The Hedges" and "The Old Bradley Place." By 1925, the property's third owners, M.S. DuPre

and Sarah Ann Osborn, sold the house to Mr. and Mrs. W. Howell Trezvant. The house was in bad condition by this time so the Trazvant's did some major renovations including adding a kitchen. This renovation retained most of the original materials and left the exterior relatively untouched.

The Trezvant's also hired the landscape architect Hubert Bond Owens to restore the property's antebellum gardens and to include a Parterre Garden, a Rose Garden, and a Perennial Garden. Owens did very little residential work during his career with Brumby Hall being only one of three residential gardens. He would go on to become the first Dean for the School of Environmental Design at the University of Georgia and an internationally recognized expert in the field of Landscape Architecture.

The Trezvant's daughter, Tillie Trezvant Moore Owenby, lived in the house until it was purchased by the City of Marietta in 1994. It is now used as a special events facility in conjunction with the Marietta Conference Center and Resort. The Owens Gardens were in poor condition when the city took over the property and were demolished. The current gardens are a general recreation of the Owens plan.

3.2 Architectural Description

Brumby Hall is located at 472 Powder Springs Road, Marietta, Georgia 30064. It is approximately one mile from Marietta's historic square on the southwest corner of Powder Springs Road and Griggs Street. To the north of the property are Griggs Street and a few privately owned homes, on the east is Powder Springs Road, and on the south and west is the Marietta Conference Center and Resort.

The building is rectangular in shape with the main roof extending over the east porch and a small kitchen addition that sticks out to the north. The house was originally the Georgian Cottage house type, with a central hall and two rooms on either side. The house is one and half stories in height with a partially below grade basement. The foundation is made of brick that has been painted red with the remainder of the house covered in white clapboard siding. The forward gabled roof is covered in light brown asphalt shingles.

The east façade is considered the front of the house and features all the details of the Greek Revival architectural style. This façade has a full entry porch topped with a prominent forward facing gable and supported with six fluted Doric columns. Between each column is a balustrade with an X-and-box design. The front door is centered on the façade with two full-length windows on either side. The door, made of wood with a simple and symmetrical panel design, is not original. The door surround is Egyptian in style and features a four-light transom above the door and three-light sidelights on either side. The full-length wood windows on either side of the door are double-hung and feature a six-over-nine light configuration and functioning shutters. The gable has one six-over-six double-hung wood window with four-light sidelights on either side. A vent can be seen between the top of the window and the roof. A centered brick stair with iron railing leads to the porch. The porch floor is made of brick laid in a herringbone pattern.

The north façade bears the 1920s kitchen and roof additions. All the windows on this façade are made of wood and are double-hung with a six-over-six light configuration unless otherwise noted. The original section of the house has two standard size windows, a smaller four-over-four window near the kitchen addition, and a four-light fixed window at the basement level. The east façade of the kitchen addition has three windows on the main level and three six-light fixed windows at the basement level. The north façade of the kitchen addition has two windows at the main level and two at the basement level. The roof addition features three windows.

The west façade features the remaining façade of the kitchen addition and the glassed in back porch. The west façade of the kitchen addition has one paired and two single wood six-over-six double-hung windows on the main level. At the basement level there is one six-over-six double-hung window and a wood two-panel door that leads into the basement. Since the porch extends from the house, there is another wood two-panel door near the kitchen addition that leads under the porch. The west porch was glassed-in in the late 1950s to early 1960s. The porch's six squared columns support its flat roof. Between each column are four sets of glass windows; a long fixed bottom window topped with a small awning window. At the center is a brick stair with modern metal railings that leads to the glass double door entry with the window set on either side. The rear gable features a wood six-over-six double-hung window with sidelights that matches the east gable's window exactly.

The south façade has an additional double glass door entry to the west porch with brick stair and modern metal railing leading to it. The main portion of the house has four six-over-six double-hung wood windows with functioning shutters. Two off center brick chimneys that are painted red can be seen within the south roof surface. A modern handicap ramp is located on this side of the house and leads to the east porch. It is made of brick and features the same balustrade found on the east porch.

There is extensive landscaping around the house, including several large historic trees and the reconstructed Owens Gardens. An additional handicap ramp is located to the west of the house. It is made of brick and concrete with a balustrade that matches the east porch and north handicap ramp. This ramp does not touch the house and leads from the on site parking area to the Knot Garden and west entrance of the house. There are several outbuildings on the property including two gazebos, a restroom cottage, and a storage building.

4.0 Steps for Planning a Preservation Project

4.1 Selecting an Appropriate Use

The first step in planning a preservation project is to select an appropriate use for the building. An appropriate use is one that will help minimize the need for substantial modifications. Ideally, the building will be used for the same thing it was designed for—a residence is used as a residence, a store as a store, and so on. However, it is not always possible to use the building in the same capacity as it was previously. In this case a use should be selected that requires minimal alterations and retains most, if not all, of the building's character defining features.

When selecting an appropriate use, keep these things in mind:

- The city should first seek uses for which the building is designed. This will minimize the need for alterations and ensure that building and safety codes are met more easily.
- If this is not an option, an alternative but compatible use should be found. This use should require minimal alterations. Alterations should be carefully planned so that character-defining features are not destroyed and rehabilitation costs are kept at a minimum. In most cases a compatible use can be found that incorporates a design that retains the building's features while allowing for a new use.

4.2 Selecting a Treatment Approach

The Secretary of the Interior's Standard for the Treatment of Historic Properties outlines four treatment philosophies when working with historic buildings. These are Preservation, Rehabilitation, Restoration, and Reconstruction. For each treatment, a set of Standards and Guidelines is outlined. Once a treatment plan for the project is selected, the Standards and Guidelines for that treatment should be used throughout the course of a project.

Below is the definition and Standards for Preservation, Rehabilitation, Restoration, and Reconstruction as outlined in the Secretary of Interior's Standard for the Treatment of Historic Properties.⁴

4.2.1 Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

⁴ Definitions and Standards are quoted directly from The Secretary of Interior's Standards for the Treatment of Historic Properties. (www.nps.gov/history/hps/tps/standguide)

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

4.2.2 Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature

will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.2.3 Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Standards for Restoration

1. A property will be used as it was historically or be given a new use, which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

4.2.4 Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts, which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

4.3 Energy Conservation & Sustainability in Historic Structures

Recently the philosophies of energy conservation and sustainability have come to the forefront of American society. But these philosophies have always been apart of the historic preservation ethic. The mere action of preserving and reusing historic resources equals sustainability and energy conservation.

However, there may still be a need for maintenance and modifications to increase a historic resource's energy conservation. The first step in this process is creating an energy conservation strategy. Because many historic buildings were constructed before the time of modern heating, ventilation, and air conditioning (HVAC) systems, energy conserving features like operable and strategically placed windows, transoms, porches, awnings, attic vents, and high ceilings were built into the original design. Therefore these designed energy conserving features should be evaluated first in an energy conservation strategy. Preserving these features not only keeps inherent energy conserving features in place but also maintains the building's character defining features.

Next an evaluation of the thermal efficiency of the foundations, walls, roof, windows, and doors should be done. Heating and air conditioning are lost through two processes—infiltration and conduction. Infiltration is the movement of air through cracks and joints creating drafts and often occurs around windows, doors, and wall joints. Conduction is the transfer of heat through materials and often occurs through window glass. These processes can be easily and inexpensively corrected while preserving the historic fabric of the building.

Recommendations for Correcting Infiltration

- Interior and exterior caulking is the number one priority for preventing infiltration.
- Exterior caulking will prevent water and air infiltration. Caulk around all windows and door frames (but not under them), where clapboards or shingles meet edge trim, at construction joints, and between dissimilar materials such as brick and wood. Never caulk the space under clapboards as they allow the house to breathe and water vapor to escape from walls.
- Interior caulking is the most effective way to prevent air infiltration. An investigation should take place before starting since infiltration varies from building to building. However, the following joints should be caulked on all exterior walls: between window and door casings and walls including tops and under sills, joins in window jambs and casings, the joint between the window stop and jamb, joints of baseboards and base moulding joints, around ceiling fixtures and other penetrations on the top floor, ceiling and wall junctions, and wall paneling joints. Make sure to caulk in closets and cupboards as these spots are often forgotten.
- Weatherstrip and seal doors. In order for this to work correctly, the door itself must be in good shape and this may involve removing the door, re-gluing and/or repining loose joints, adjusting hardware, moving the stops, and trimming the door to fit so that it latches snugly yet easily.
- Weatherizing windows correctly will save energy. This includes weatherstripping sash, installing storm windows, caulking all joints between fixed parts, and installing pulley seals.
- Adequate insulation of the attic or ceiling is necessary for energy conservation. Be sure to allow for some ventilation to allow water vapor to escape in order to prevent moisture build up and damage.
- Insulating walls without a vapor barrier should not be done unless a contractor with experience in historic buildings is consulted. This process will only be cost effective if all other measures have been taken.

Recommendations for Correcting Conduction

- Confirm that windows are in good shape and are properly glazed.
- Installation of exterior storm windows will create a dead air space between the window and the outside, slowing the loss of heat.
- Installation of interior storm windows is also very effective in saving energy, even if exterior storm windows are also installed. When properly installed, they are

completely airtight. This eliminates condensation, which is the primary cause of window deterioration. When they are not needed, these windows are easily removed.

Once thermal efficiency is evaluated and addressed, the building's energy consumption for heating, cooling, lighting, and appliances should be examined. Sometimes annual cleaning of the furnace or boiler can conserve energy. An efficiency test should be conducted by a technician and results explained. If a mechanical system must be upgraded or completely replaced, visible portions of the system that define the buildings character like grilles and lighting fixtures should be retained. New systems should be installed in a way that does not destroy or damage character defining features and historic materials.

In addition to the information provided above, the Energy Efficiency section within the chosen treatment philosophy of the Secretary of Interior's Standards for the Treatment of Historic Properties should be consulted.

4.4 Accommodating Persons with Disabilities in Historic Structures

The Americans with Disabilities Act (ADA) of 1990 requires buildings provide accessibility for people with disabilities. Though historic buildings are not exempt from ADA requirements, it is recognized that compliance can damage or remove significant spaces, features, materials, and finishes. However, steps can be taken in order to provide the highest level of access with the least amount of damage.

- An inventory should be done of existing barriers, including stairs and doors, which might prevent or limit a disabled person from using the building. Each barrier noted should include information on its architectural significance to the buildings overall character.
- Accessibility solutions and barrier removal must consider how proposed modifications will affect character defining features and historic materials.
- Discussions between the building owner, people with disabilities, local code officials, and the Historic Preservation Division should be put in motion so that alternative accessibility solutions can be reviewed and agreed upon.
- New and additional accessibility routes should be compatible in design with the historic building and its setting.

In addition to the information listed above, the Accessibility Considerations section within the chosen treatment philosophy of the Secretary of Interior's Standards for the Treatment of Historic Properties should be consulted.

5.0 Preservation Plan and Design Guidelines for Brumby Hall

5.1 Current Conditions and Treatment Recommendations

There are several features, both architectural and material, that define the character of Brumby Hall. These include the brick foundation and chimneys, wood siding, wood windows, wood doors, door surrounds, columns, window surrounds, casings, porches and landscaping.

Brick Foundation and Chimneys

- Foundation is in good condition and should be retained as is.
- Chimneys are in good condition and should be retained as is.
- Paint touch ups with matching color should be performed on a regular basis for continued protection of the brick.
- Cracks in mortar should be filled with a compatible material—limestone based mortar for historic bricks and Portland cement for modern bricks. Portland cement should never be used to fill in mortar cracks with historic bricks as it is not compatible and increases their deterioration.
- Cleaning should be done with low-pressure water, non-abrasive detergents, and natural bristle brushes. A cleaning test should be done in a hidden area over a sufficient period of time to ensure cleaning method is appropriate. Sandblasting should never be used to clean brick.

Wood Siding

- Clapboard siding is in good condition and should be retained.
- Paint touch ups with matching color should be performed on a regular basis for continued protection of siding. Damaged or deteriorated paint can be removed to the next sound layer using hand scraping and hand sanding, then repainting.
- Cleaning should be done with low-pressure water. Sandblasting should never be used to clean wood.
- If wood siding becomes deteriorated, only siding that cannot be repaired should be replaced. The siding should never be replaced with non-wood material.

Wood Windows

- Historic windows are in good condition and should be retained and repaired.
- Caulking and weatherstripping can be done to improve energy efficiency.
- Interior and exterior storm windows can be installed where feasible. These should match the window in size and proportion and not detract or damage the historic window.
- Functioning shutters should be retained and repaired. If replacement is necessary due to extensive deterioration, shutters should be replaced in like, kind and quality.
- Decorative moulding and sidelights around windows should be retained and not obscured.

Wood Doors

- Historic doors are in good condition and should be retained and repaired.
- Caulking and weatherstripping can be done to improve energy efficiency.
- Decorative moulding and transoms/sidelights around doors should be retained and not obscured.

Porches

- Porch materials and decorative elements are in good condition and should be retained. The glass enclosing back (west) porch can be removed in order to restore it back to original appearance.
- Original materials should be maintained and preserved. If replacement becomes necessary, in kind materials should be used.
- Porches should not be removed.
- Routine inspection and maintenance should be performed on the six columns on the front (east) porch. These columns are vital to the building's character and architectural style. These columns should not be removed and only replaced in cases of extreme deterioration.

Landscaping

- Landscaping and heirloom vegetation is in good condition and should be retained.
- Original walkways and paths should be maintained and preserved. If replacement becomes necessary, materials of like, kind and quality should be used.

5.2 Maintenance Plan

5.2.1 Prioritized Maintenance

The building's exterior is in good condition. No prioritized maintenance of the site is needed at this time.

5.2.2 Cyclical Maintenance

Cyclical maintenance is maintenance that is performed on a cycle or regular basis. This type of maintenance is important because it not only keeps features and materials in good condition, it also catches issues with the potential to cause damage before they get serious. Lack of regular upkeep can cause damage to historic features and materials and costly repairs, if repair is still an option. Cyclical maintenance is split into three periods—periodic, performed every one to three months; spring/fall, performed every six months; and annual, performed once a year. Since Brumby Hall is being used on a regular basis, periodic maintenance will not be performed every one to three months but rather kept in mind every time the building is in use.

Periodic Maintenance (1-3 months)

- Regular drive by surveillance to ensure no blatant disrepair or vandalism.
- Monthly walk around to check windows for breakage, secure entrances, graffiti and other types of vandalism, moisture damage, musty air, and evidence of

rodent or insect intrusion. Battery packs, monitoring equipment, and light bulbs should be checked at this time as well.

- If moisture damage is observed, the leaking areas should be observed and documented during a storm.
- Lawn should be mowed as required.
- Building should be opened every three months to air out.

Spring/Fall Maintenance (every 6 months)

- Site should be cleaned of litter and landscape should be trimmed.
- Gutters and downspout should be checked and storm drained cleaned out.
- Crawlspace and other areas not observed during periodic walk around should be checked for pests.
- Mold and moisture inspection.

Annual Maintenance (once a year)

- Inspect and treat for termites and other pests.
- Check roof for loose and/or missing shingles.
- Inspection of equipment and utilities.
- Cleaning, spot repair, and touch up painting of exterior materials.
- Check and update building file.

6.0 Sources and Recommended Reading

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7.0 Appendices

7.1 Current Photographs⁵



East Façade



East and North Facades



Front Door – East Façade



Porch Columns – East Façade



Floor to Ceiling Windows – East

Facade

⁵ All photos labeled “current” were taken June 2009 unless otherwise noted.



North Façade with Kitchen Addition (Right)



West Façade – Kitchen Addition and Handicap Ramp



West Façade – Glassed in Porch



South Façade

7.2 Historic Photograph



East and North Facades of Brumby Hall – 1941 (Georgia Archives Virtual Vault)

7.3 Grant Information

See attached information sheets:

- Funding Sources for Historic Preservation Projects
- Georgia Heritage Grant Program Facts Sheet
- Johanna Favrot Fund for Historic Preservation – Guidelines and Eligibility